



**1 Sparch Hollow**  
ST5 9PA  
**£340,000**



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STEPHENSON BROWNE

A Truly Stunning Five Bedroom Family Home in One of Maybank's Most Desirable Locations. Set on the highly regarded Sparch Hollow in the heart of Maybank, this exceptional five bedroom family home is beautifully presented throughout and offers generous, well balanced accommodation ideal for modern family living. Maybank is one of Newcastle under Lyme's most sought after residential areas, known for its strong community feel, excellent local amenities, reputable schools, and superb transport links to Newcastle town centre, Stoke on Trent, and the A500 and M6. The property is entered via an elegant entrance hall featuring classic Minton tiled flooring, setting the tone for the stylish interiors beyond, and leads through to a beautifully presented living room with bay window. To the rear is an impressive kitchen dining room forming the heart of the home, offering an abundance of worktop and cupboard space together with ample room for a dining table, ideal for everyday living and entertaining. A useful under stairs storage area provides excellent versatility and could be used as a pantry or for shoe and coat storage. From the kitchen diner there is access to a separate utility room with door to the rear garden, a downstairs WC, and an internal door into the integral garage, which is a generous size and also benefits from rear garden access. Upstairs are five bedrooms, including four well proportioned doubles and a fifth bedroom currently used as a nursery or home office, along with a modern family bathroom fitted with a bath and overhead shower. Externally, the rear garden is thoughtfully arranged with two patio areas, one directly outside the house and another at the bottom of the garden, separated by a large lawned area, while to the front there is a generous driveway providing off road parking for multiple vehicles and a small lawned area. This is a superb family home offering stylish décor, excellent proportions, and a genuine sense of quality throughout.



## Ground Floor

### Porch

### Entrance Hall

5'7" x 9'7"

### Living Room

12'10" x 10'10"

### Kitchen/Diner

16'10" x 11'6"

### Understairs Storage

### Utility Room

9'11" x 9'7"

### W.C.

4'1" x 2'6"

### Garage

8'0" x 18'6"

## First Floor

### Bedroom One

8'0" x 8'2"

### Bedroom Two

10'10" x 11'2"

### Bedroom Three

12'6" x 10'10"

### Bedroom Four

8'6" x 7'11"

### Bedroom Five

6'4" x 5'6"

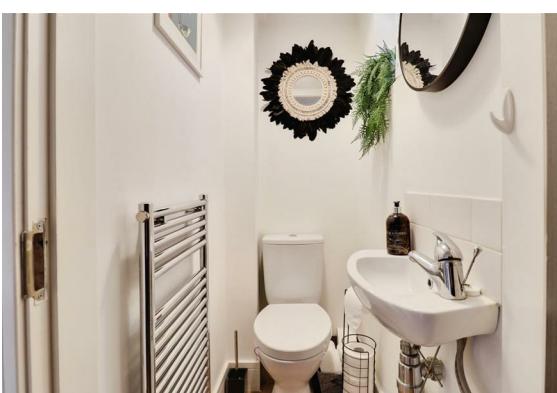
### Bathroom

5'5" x 8'6"

### Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property.

Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

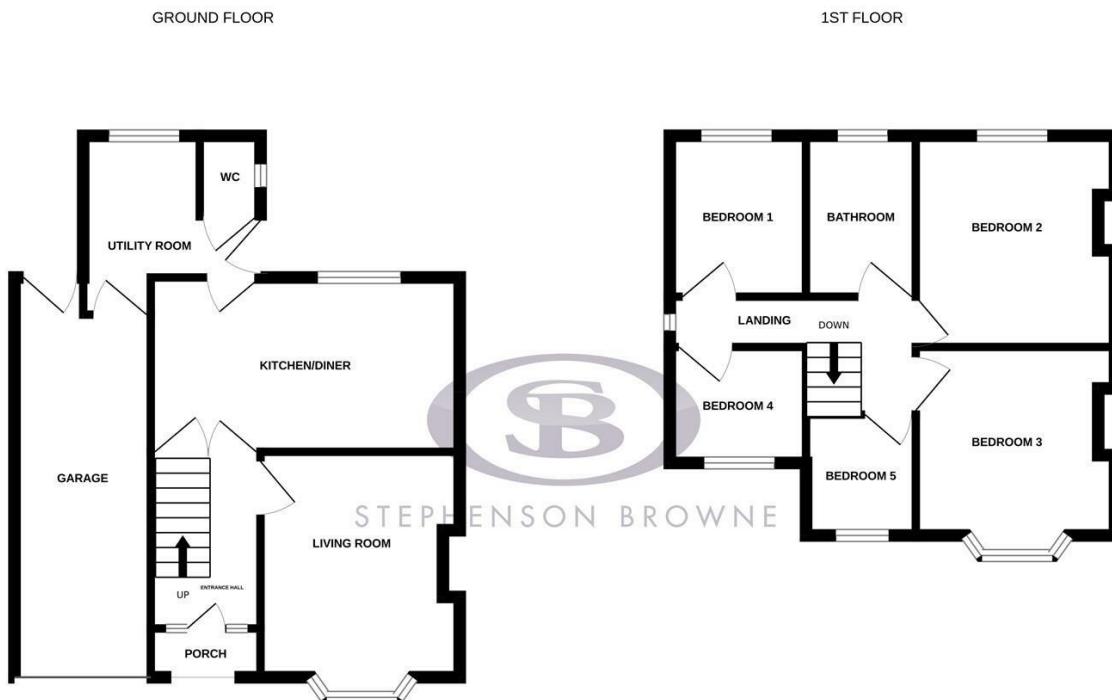


- Situated on highly regarded Sparch Hollow with excellent access to schools, amenities, Newcastle town centre, Stoke on Trent, and the A500/M6.
- Immaculately styled throughout with a blend of elegance, warmth, and modern practicality.
- Generous living room with bay window providing abundant natural light and a welcoming atmosphere.
- Heart of the home with extensive worktop and cupboard space, room for a dining table, perfect for family life and entertaining.
- Separate utility with garden access, downstairs WC, and integral garage with rear access.
- Four generous doubles plus a fifth bedroom currently used as a nursery or home office, alongside a modern family bathroom.
- Two patio areas with a large lawn in between, creating a fantastic space for relaxing and entertaining.
- Generous off-road parking for multiple vehicles and a small lawned frontage completing the property.
- Council: Newcastle-Under-Lyme Council  
Tax Band: C. Tenure: Freehold.





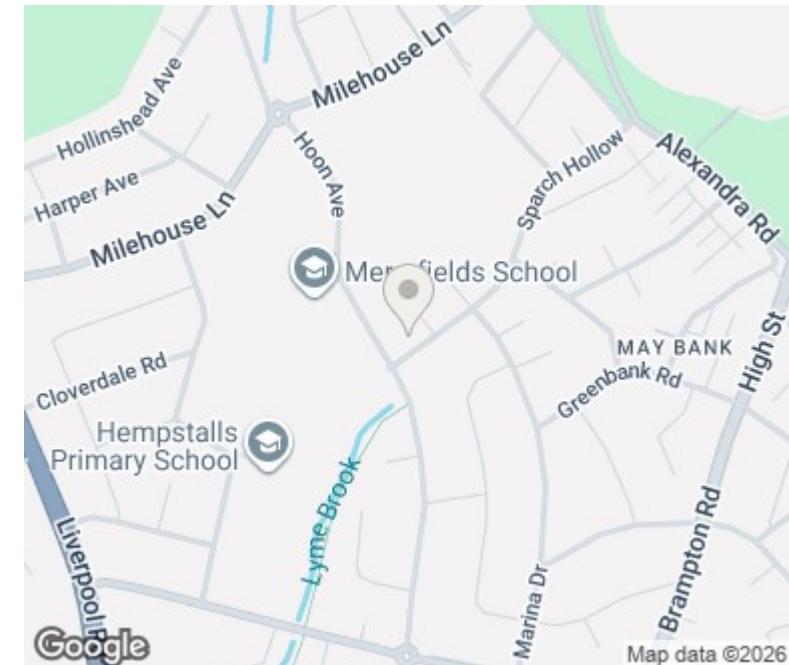
## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

## Viewing

Please contact our Newcastle-under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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